

# NSW Site Auditor Scheme SITE AUDIT STATEMENT



**A site audit statement summarises the findings of a site audit. For full details of the site auditor's findings, evaluations and conclusions, refer to the associated site audit report.**

**This form was approved under the Contaminated Land Management Act 1997 on 31<sup>st</sup> October 2012. For more information about completing this form, go to Part IV.**

## PART I: Site audit identification

### Site audit statement no. 0301-1319-13

This site audit is a ~~statutory audit~~ **non-statutory audit\*** within the meaning of the *Contaminated Land Management Act 1997*.

**Site auditor details** (as accredited under the *Contaminated Land Management Act 1997*)

Name James Davis Company Enviroview Pty Ltd

Address PO Box 327

GLADESVILLE NSW

Postcode 1675

Phone 0467 375 481

Fax 02 9817 7004

### Site details

Address Southern Wetlands Dedication Area, Penrith Lakes Scheme

CASTLEREAGH NSW

Postcode 2749

Property description (*attach a list if several properties are included in the site audit*)

See attached list and attached plan. Note the land identified as the Residual Materials Consolidation Area (RMCA) within the boundary of the Southern Wetlands Dedication Area is not included in this Site Audit.

Local Government Area Penrith City Council

Area of site (e.g. hectares) 336.6Ha

Current zoning 1(a2) Rural - Interim  
Development Order No. 93, August 1980.

To the best of my knowledge, the site ~~is~~ **is not\*** the subject of a declaration, order, agreement, proposal or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985*.

.....  
.  
**\*Strike out as appropriate**

**Site audit commissioned by**

Name Mick O'Brien Company Penrith Lakes Development Corporation

Address PO Box 457

Cranebrook NSW

Postcode 2749

Phone 02 4729 0044

Fax 02 4730 1462

Name and phone number of contact person (if different from above)

**Purpose of site audit**

- A. To determine land use suitability (please specify intended use[s])  
Residential landuse with access to soil

**OR**

- ~~B(i) To determine the nature and extent of contamination, and/or~~
- ~~B(ii) To determine the appropriateness of an investigation/remedial action/management plan\*, and/or~~
- ~~B(iii) To determine if the land can be made suitable for a particular use or uses by implementation of a specified remedial action plan/management plan\* (please specify intended use[s])~~

**Information sources for site audit**

Consultancy(ies) which conducted the site investigation(s) and/or remediation

Coffey Geosciences, DLA Environmental

Title(s) of report(s) reviewed

Coffey (June 2001) Preliminary Contamination Assessment Penrith Lakes Scheme  
Cranebrook, NSW Coffey Reference: S20418/8-Bb 28 June, 2001.

JBS Environmental (April 2011) Draft Asbestos Assessment Penrith Lakes Development Corporation Limited (PLDC) & Waste Assets Management Corporation (WAMC) Penrith Lakes, 89-151 Old Castlereagh Road Castlereagh, NSW JBS Environmental Reference: JBS 41511-16970 (Rev B).

DLA Environmental (December 2011) Off Specification Mulch Management Plan, Penrith Lakes, 89-151 Old Castlereagh Road, Castlereagh, NSW, Revision 6.0.

DLA Environmental (December 2011) Sampling, Analysis and Quality Plan, Validation of Off-Specification Mulched Areas, Penrith Lakes Development Corporation, 85-151 Old Castlereagh Road, Castlereagh, NSW, Revision 4.0.

DLA Environmental (December 2011) Unexpected Find of Asbestos Containing Material Protocol Imported Organics Materials Penrith Lakes Development Corporation 89 – 151 Old Castlereagh Road NSW. (Appendix 1 of DLA Environmental [December 2011] Off Specification Mulch Management Plan).

DLA Environmental (February 2014) Addendum–Off-Specification Mulch (OSM) Management Plan. Revision 4.4

DLA Environmental (January 2016) Final Validation Report Southern Wetlands Dedication Area Penrith Lakes Scheme. 21 January 2016. DLA Environmental Report Reference DL2591\_PJ0653.

Other information reviewed (including previous site audit reports and statements relating to the site)

*\*Strike out as appropriate*

Environmental Protection Authority (30 June 2014) Letter regarding implementation of Amended Off-specification Management Plan from Giselle Howard, Director – Metropolitan, NSW EPA. EPA Reference DOC13/74598-12.

Environ (28 February 2013) Re: Review of Off Specification Mulch Management Plan. Interim Site Audit Advice from Graeme Nyland. Environ Reference: AS120855.

Office of Environmental and Heritage (18 October 2011) Letter regarding organics remediation strategy from Greg Sheehy, Acting Director – Metropolitan, NSW EPA. OEH Reference DOC11/47389.

**Site audit report**

Title: Site Audit Report, Southern Wetlands Dedication Area, Penrith Lakes Scheme, Castlereagh NSW

Report No: 600033\_0301-1319-13

Date: 29<sup>th</sup> February 2016

## PART II: Auditor's findings

Please complete either Section A or Section B, **not** both. (*Strike out the irrelevant section.*)

Use Section A where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land use(s).

Use Section B where the audit is to determine the nature and extent of contamination and/or the appropriateness of an investigation or remedial action or management plan and/or whether the site can be made suitable for a specified land use or uses subject to the successful implementation of a remedial action or management plan.

### Section A

I certify that, in my opinion, the site is **SUITABLE** for the following use(s) (*tick all appropriate uses and strike out those not applicable*):

- Residential, including substantial vegetable garden and poultry
- Residential, including substantial vegetable garden, excluding poultry
- Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry
- Day care centre, preschool, primary school
- Residential with minimal opportunity for soil access, including units
- Secondary school
- Park, recreational open space, playing field
- Commercial/industrial
- Other (*please specify*) .....

~~subject to compliance with the following environmental management plan (*insert title, date and author of plan*) in light of contamination remaining on the site:~~

.....  
.....  
.....

OR

I certify that, in my opinion, the site is **NOT SUITABLE** for any use due to the risk of harm from contamination.

### Overall comments

Due to the potential for the presence of materials containing asbestos in the form of fragments of fibre cement in the soil at the Site, it is recommended that an unexpected finds protocol consistent with the objective of the unexpected finds protocol Appendix 1 of the DLA Environmental (December 2011) Off Specification Mulch Management Plan, Penrith Lakes, 89-151 Old Castlereagh Road, Castlereagh, NSW, Revision 6.0, is maintained in relation to the future management of excavation or earthworks at the Site.

**Section B**

Purpose of the plan<sup>1</sup> which is the subject of the audit .....

I certify that, in my opinion:

the nature and extent of the contamination HAS/HAS NOT\* been appropriately determined

AND/OR

the investigation/remedial action plan/management plan\* IS/IS NOT\* appropriate for the purpose stated above

AND/OR

the site CAN BE MADE SUITABLE for the following uses (tick all appropriate uses and strike out those not applicable):

- Residential, including substantial vegetable garden and poultry
- Residential, including substantial vegetable garden, excluding poultry
- Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry
- Day care centre, preschool, primary school
- Residential with minimal opportunity for soil access, including units
- Secondary school
- Park, recreational open space, playing field
- Commercial/industrial
- Other (please specify) .....

if the site is remediated/managed\* in accordance with the following remedial action plan and management plan\* (insert title, date and author of plan)

subject to compliance with the following condition(s):

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<sup>1</sup> For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

\* **Strike out as appropriate**

**Overall comments**

.....  
.....  
.....  
.....  
.....  
.....

**PART III: Auditor's declaration**

I am accredited as a site auditor by the NSW Environment Protection Authority under the *Contaminated Land Management Act 1997* (**Accreditation No. 0301**).

I certify that:

- I have completed the site audit free of any conflicts of interest as defined in the *Contaminated Land Management Act 1997*, and
- with due regard to relevant laws and guidelines, I have examined and am familiar with the reports and information referred to in Part I of this site audit, and
- on the basis of inquiries I have made of those individuals immediately responsible for making those reports and obtaining the information referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete, and
- this statement is, to the best of my knowledge, true, accurate and complete.

I am aware that there are penalties under the *Contaminated Land Management Act 1997* for wilfully making false or misleading statements.



Signed

Date 29<sup>th</sup> February 2016

## PART IV: Explanatory notes

To be complete, a site audit statement form must be issued with all four parts.

### How to complete this form

**Part I** identifies the auditor, the site, the purpose of the audit and the information used by the auditor in making the site audit findings.

**Part II** contains the auditor's opinion of the suitability of the site for specified uses or of the appropriateness of an investigation, or remedial action or management plan which may enable a particular use. It sets out succinct and definitive information to assist decision-making about the use(s) of the site or a plan or proposal to manage or remediate the site.

The auditor is to complete either Section A or Section B of Part II, **not** both.

In **Section A** the auditor may conclude that the land is *suitable* for a specified use(s) OR *not suitable* for any beneficial use due to the risk of harm from contamination.

By certifying that the site is *suitable*, an auditor declares that, at the time of completion of the site audit, no further remediation or investigation of the site was needed to render the site fit for the specified use(s). Any **condition** imposed should be limited to implementation of an environmental management plan to help ensure the site remains safe for the specified use(s). The plan should be legally enforceable: for example a requirement of a notice under the *Contaminated Land Management Act 1997* (CLM Act) or a development consent condition issued by a planning authority. There should also be appropriate public notification of the plan, e.g. on a certificate issued under s.149 of the *Environmental Planning and Assessment Act 1979*.

Auditors may also include **comments** which are key observations in light of the audit which are not directly related to the suitability of the site for the use(s). These observations may cover aspects relating to the broader environmental context to aid decision-making in relation to the site.

In **Section B** the auditor draws conclusions on the nature and extent of contamination, and/or suitability of plans relating to the investigation, remediation or management of the land, and/or whether land can be made suitable for a particular land use or uses upon implementation of a remedial action or management plan.

By certifying that a site *can be made suitable* for a use or uses if remediated or managed in accordance with a specified plan, the auditor declares that, at the time the audit was completed, there was sufficient information satisfying guidelines made or approved under the CLM Act to determine that implementation of the plan was feasible and would enable the specified use(s) of the site in the future.

For a site that *can be made suitable*, any **conditions** specified by the auditor in Section B should be limited to minor modifications or additions to the specified plan. However, if the auditor considers that further audits of the site (e.g. to validate remediation) are required, the auditor must note this as a condition in the site audit statement.

Auditors may also include **comments** which are observations in light of the audit which provide a more complete understanding of the environmental context to aid decision-making in relation to the site.

In **Part III** the auditor certifies his/her standing as an accredited auditor under the CLM Act and makes other relevant declarations.

### Where to send completed forms

In addition to furnishing a copy of the audit statement to the person(s) who commissioned the site audit, statutory site audit statements must be sent to:

#### EPA (NSW)

Contaminated Sites Section  
PO Box A290, SYDNEY SOUTH NSW 1232  
nswauditors@epa.nsw.gov.au

AND

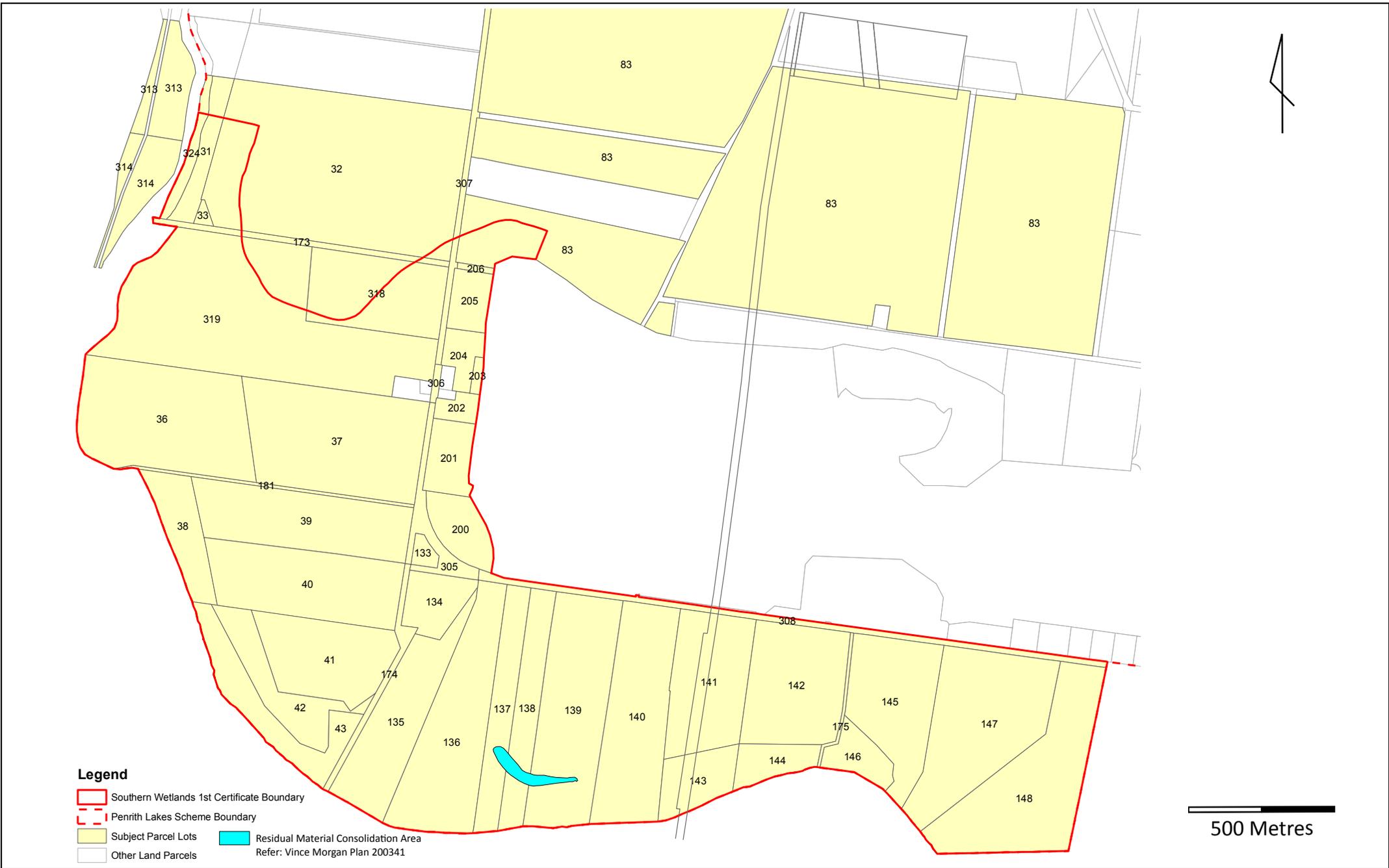
the **local council** for the land which is the subject of the audit.

## **Attachment 1.**

### **Site Audit Statement – 0301-1319-13**

#### **Southern Wetlands Dedication Area Penrith Lakes Property Description**

Part Lot 102 DP1043503                      Lot 1 DP200839  
Lot 57 DP668807                              Lot 1 DP419190  
Lot Y DP421674  
Lot X DP421674  
Lot 56 DP78686  
Lot 2 DP128036  
Lot 1 DP128036  
Lot B DP374807  
Lot A DP374807  
Lot 1 DP236125  
Part Lot 7 DP1148035  
Part Lot 2 DP236125  
Part Lot 541 DP1131982  
Part Lot 540 DP1131982  
Part Lot 6 DP1148035  
Part Lot 2 DP1092607  
Lot 1 DP1092607  
Lot 9 DP1013504  
Lot 8 DP1013504  
Lot 7 DP1013504  
Lot 6 DP1013504  
Lot 5 DP1013504  
Lot 4 DP1013504  
Lot 3 DP1013504  
Lot 1 DP882352  
Lot 1 DP45727  
Lot 1 DP47720  
Part Lot 1 DP882354  
Lot 310 DP752021  
Lot 309 DP752021  
Lot 321 DP752021  
Lot 308 DP752021  
Lot 338 DP752021  
Lot 337 DP752021  
Lot 307 DP752021  
Lot 306 DP752021  
Lot 305 DP752021  
Part Lot 304 DP752021  
Part Lot 325 DP752021  
Part Lot 303 DP752021  
Lot 302 DP752021  
Lot 2 DP200839



**Legend**

- Southern Wetlands 1st Certificate Boundary
- Penrith Lakes Scheme Boundary
- Subject Parcel Lots
- Residual Material Consolidation Area  
Refer: Vince Morgan Plan 200341
- Other Land Parcels



Site Audit Site - Site Audit Statement 0301-1319-13  
 Southern Wetlands Dedication Area Penrith Lakes Scheme

Date: 19 February 2016  
 Drawn By: JRAD  
 Checked: JRAD  
 ENVIROVIEW PTY LTD